033.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,400 / 604,400
					USE VALUE:	604,400 / 604,400
					ASSESSED:	604,400 / 604,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEKEYSER FRANCOIS
Owner 2:	DEKEYSER ELIZABETH KNUDSON
Owner 3:	
Street 1:	7 MARRIGAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEVET SABINE M -
Owner 2:	-
Street 1:	7 MARRIGAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 1605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	249,200		355,200	604,400
Total Card	0.103	249,200		355,200	604,400
Total Parcel	0.103	249,200		355,200	604,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.57 | /Parcel: 376.5

Legal Description

User Acct

23129

GIS Ref

GIS Ref

Insp Date

12/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,200	0	4,500.	355,200	604,400	604,400	Year End Roll	12/18/2019
2019	101	FV	203,300	0	4,500.	321,900	525,200	525,200	Year End Roll	1/3/2019
2018	101	FV	203,300	0	4,500.	305,300	508,600	508,600	Year End Roll	12/20/2017
2017	101	FV	203,300	0	4,500.	266,400	469,700	469,700	Year End Roll	1/3/2017
2016	101	FV	203,300	0	4,500.	227,600	430,900	430,900	Year End	1/4/2016
2015	101	FV	198,200	0	4,500.	210,900	409,100	409,100	Year End Roll	12/11/2014
2014	101	FV	198,200	0	4,500.	174,800	373,000	373,000	Year End Roll	12/16/2013
2013	101	FV	198,200	0	4,500.	166,500	364,700	364,700		12/13/2012

!2751!

PRINT

Date	Time
12/10/20	18:06:27

LAST REV

Date	Time
11/19/20	10:13:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVET SABINE M,	75725-525	1	9/28/2020		847,000	No	No		
DAY ROBERT/ETAL	24951-428		10/27/1994		174,000	No	No		Eric J Baboin dod 5/4/1995

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2001	760	Alterati	10,000	C				BULKHEAD WDK SLIDE
1/6/1997	12	Manual	3,500					REROOF
12/1/1992	621	Manual	200					REBUILD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
12/13/2018	MEAS&NOTICE	CC	Chris C
1/14/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	263	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	64.	1.23	3									355,199						355,200	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	355,199	Spl Credit		Total:	355,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97612083
Adj $ / SQ:	164.720
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361177
Depreciation:	111965
Depreciated Total:	249212

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

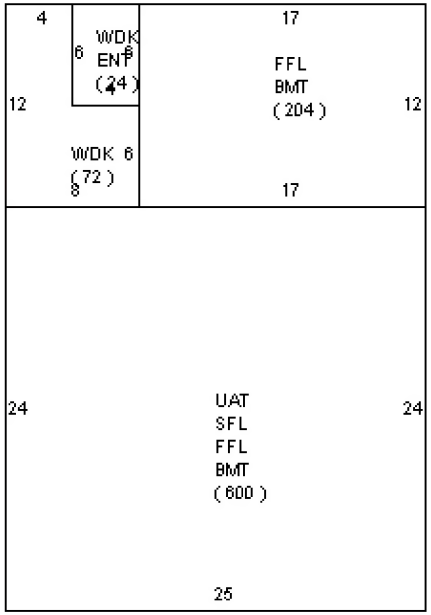
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.72
Special Features:	0	Val/Su Net:	100.56
Final Total:	249200	Val/Su SzAd	177.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	53.370	42,909
FFL	First Floor	804	164.720	132,435
SFL	Second Floor	600	164.720	98,832
UAT	Upper Attic	150	65.890	9,883
WDK	Deck	96	15.620	1,499
ENT	ENTRY	24	25.770	618

Net Sketched Area:	2,478			Total:	286,176
Size Ad	1404	Gross Are	2928	FinArea	1605

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	